This Instrument Prepared By and
When Recorded Please Return to:

GOPAL & PEDIGO LAW GROUP, P.C.
Zachary Carden
Associate Attorney
2841 Logan Street
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 711246 DEEDQC
09/08/2021 09:10:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210908-0119974

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
JULIA SANCHEZ 115 ROLYNN DRIVE NASHVILLE, TN 37210	NEW OWNER	119 10 0 076.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **HECTOR FUENTES**, previously married to the Grantee and called herein the "Grantor," conveys and quitclaims unto **JULIA SANCHEZ**, previously married to the Grantor and now remarried and called here the "Grantee", the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hidden Acres, Second Addition, as of record in 2083, Page 79, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Julian N. Earnest Jr. and wife, Mary S. Earnest, by Warranty Deed from Charles R. Atkinson and wife, Sarah A. Atkinson of record in Book 3836, Page 981, Register's Office for Davidson County, Tennessee.

Current Source of Title: 20021004-0121152

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantees herein.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY

ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on the 2 day of September, 2021.

HECTOR M. FUENTES
GRANTOR

STATE OF California)
)
COUNTY OF Los Angeles)

Personally appeared before me, a Notary Public in and for said State and County, HECTOR M. FUENTES, the within named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within Quitclaim Deed for the purposes therein contained.

WITNESS my hand and official seal this 2 day of September, 2021.

JANET B. AGUILERA
Notary Public - California
Los Angeles County
Commission # 2346246
My Comm. Expires Feb 10, 2025

Janet B Aguilera
Notary Public
My commission expires: Feb 10 2025

STATE OF _____)
)
COUNTY OF _____)

The actual consideration or value whic

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
8 **Day of** September, 2021.
Deputy Register

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On September 02, 2024 before me, Janet B Aguilera

Notary Public, personally appeared, Hector M Fuentes

who proved to me on the basis of satisfactory evidence to be the persons (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they/ executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(s) on the instrument the persons(s), or the entity upon behalf of which the persons(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

JANET B. AGUILERA
Notary Public - California
Los Angeles County
Commission # 2346246
My Comm. Expires Feb 10, 2025